

City of Deerfield Beach
Affordable Housing Advisory Committee
Fiscal Year 2022 Affordable Housing Incentive Strategies Report

State Housing Initiatives Partnership Program



Prepared By:

City of Deerfield Beach
Community Services Department

Approved By:

Affordable Housing Advisory Committee on November 14, 2022

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BACKGROUND

The William E. Sadowski Affordable Housing Act was signed into law on July 7, 1992, and later incorporated into Florida Statute (F.S.) 420.9076. The Sadowski Act created a dedicated revenue source for local governments allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing. In addition, the Sadowski Act created the State Housing Initiatives Partnership Act (SHIP).

As a recipient of State Housing Initiatives Partnership funds, the City of Deerfield Beach established an Affordable Housing Advisory Committee (the “AHAC” or “Committee”) in 2008 as required by the Florida Statute Section 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City of Deerfield Beach housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k).

Based on their evaluation, the Committee may recommend to include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. If approved by the City of Deerfield Beach Commission, the recommendations are used to amend the Local Housing Assistance Plan, the local Comprehensive Plan, land development regulations, and other policies affecting affordable housing.

COMMITTEE COMPOSITION

The City of Deerfield Beach Commission appointed and/or re-appointed members to the Committee on September 14, 2022 and October 3, 2022. Florida Statutes, Sec. 420.9076(2) lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the county or municipality participating in the SHIP program. The locally elected official must be a City or County Commissioner. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements. There must be at least eight committee members, but not more than eleven, with representation from at least six of the following categories:

- a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.

- c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- j) A citizen who represents employers within the jurisdiction.
- k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The appointed AHAC Committee members are included here, along with their category affiliation.

| Name | Category Represented | Date Appointed / Reappointed |
|--------------------|-----------------------------|-------------------------------------|
| 1 Ben Preston | Elected Official | 09/14/2022 |
| 2 Abner Clerveax | Banking / Mortgage | 09/14/2022 |
| 3 Betty Ferguson | Low Income Advocate | 09/14/2022 |
| 4 Brian Bennett | Planning Board Member | 09/14/2022 |
| 5 Carolyn McNamara | Real Estate | 09/14/2022 |
| 6 David Cherry | Labor Representative | 09/14/2022 |
| 7 Eric Power | Employee Representative | 09/14/2022 |
| 8 Michael Marion | City Resident | 10/3/2022 |

AFFORDABLE HOUSING RECOMMENDATIONS

The AHAC has reviewed local government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on this review and evaluation, the AHAC has formulated recommendations to the City of Deerfield Beach Commission that it incorporate into its housing strategy certain changes designed to encourage and facilitate the production of affordable housing.

The recommendations will be submitted to the City of Deerfield Beach Commission, Florida Housing Coalition and the Florida Housing Finance Corporation in the form of this report.

EXPEDITED PERMITTING

Meeting Synopsis:

Expedited permitting has been implemented in the City of Deerfield Beach. The Planning and Development Department - Building Division ensures that building permits related to affordable housing projects are expedited. Contractors participating in the City's affordable housing program receives a stamp or memo from the Community Services Department - Housing and Grants Division to submit with permitting applications to notify staff within the Building Division to expedite the review process. The processing time for expedited permitting is approximately 10- days.

Existing Strategy: Yes

AHAC Recommendation: Not Applicable

Schedule for Implementation: Already in place

FEE WAIVERS FOR AFFORDABLE HOUSING

Meeting Synopsis:

The City of Deerfield Beach Land Development Code includes the establishment and collection of impact fees on new development. Impact fees helps facilitate growth caused by new construction.

Existing Strategy: No

AHAC Recommendation: Did not recommend for inclusion

Schedule for Implementation: Not Applicable

FLEXIBLE DENSITIES

Meeting Synopsis:

The City of Deerfield Beach Land Development Code allows for consideration to increase the maximum allowed density on a site through the application of Reserve Units or Flexibility Units. The City’s Planning and Zoning Board have received requests for flexibility in density consideration, specifically for affordable housing projects.

Existing Strategy: No

AHAC Recommendation: Consideration for Inclusion in the Local Housing Assistance Plan

Schedule for Implementation: The City of Deerfield Beach considers increasing flexible density on a per application basis.

RESERVATION OF INFRASTRUCTURE CAPACITY

Meeting Synopsis:

The City of Deerfield Beach Land Development Code does not include a provision related to reserving infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Existing Strategy: No

AHAC Recommendation: Not recommended for Inclusion

Schedule for Implementation: Not Applicable

AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Meeting Synopsis:

The City of Deerfield Beach Land Development Code does not currently allow for Accessory Dwelling Units.

Existing Strategy: No

AHAC Recommendation: Consideration for inclusion in City Code and the Local Housing Assistance Plan

Schedule for Implementation: At City Commission’s discretion

PARKING AND SETBACK REQUIREMENTS

Meeting Synopsis:

The City of Deerfield Beach Land Development Code allows for flexibility in parking and setback requirements within Planned Unit Development districts.

Existing Strategy: NO

AHAC Recommendation: Not recommended for inclusion

Schedule for Implementation: Not Applicable

FLEXIBLE LOT CONFIGURATIONS

Meeting Synopsis:

The City of Deerfield Beach Land Development Code includes provisions for flexible lot configuration within Planned Unit Development and Transit Oriented Development districts which benefits affordable housing development.

Existing Strategy: NO

AHAC Recommendation: Consideration for inclusion in the Local Housing Assistance Plan

Schedule for Implementation: At City Commission's discretion

MODIFICATION OF STREET REQUIREMENTS

Meeting Synopsis:

The City of Deerfield Beach Land Development Code Lot regulation requirements does not include a direct provision for affordable housing. However, modifications are considered within Planned Unit Development districts.

Existing Strategy: NO

AHAC Recommendation: Not recommended for inclusion

Schedule for Implementation: Not Applicable

PROCESS OF ONGOING REVIEW

Meeting Synopsis:

The City of Deerfield Beach reviews policies, procedures, ordinances, regulations, or plan revisions routinely to ensure there is no impact to affordable housing prior to adoption. The review process involves input from city staff, stakeholders, elected officials and the public.

Existing Strategy: Yes

AHAC Recommendation: Not Applicable

Schedule for Implementation: Already in place

PUBLIC LAND INVENTORY

Meeting Synopsis:

The City of Deerfield Beach maintains a public land inventory of affordable housing in accordance with Florida Statute 166.0451.

Existing Strategy: Yes

AHAC Recommendation: Not Applicable

Schedule for Implementation: Already in place

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Meeting Synopsis:

The City of Deerfield Beach Land Development Code includes Transit Oriented Development which provides for innovations in mixed use development which is transit supportive. The code also includes establishment of the Local Activity Center which shall include 'Affordable housing opportunities favoring urban development patterns characterized by reduced lot sizes and vertical integration of residential units with nonresidential uses.'

Existing Strategy: NO

AHAC Recommendation: Consideration for inclusion in the Local Housing Assistance Plan

Schedule for Implementation: Upon City Commission's Approval

ADDITIONAL RECOMMENDATION APPROVED BY CITY COMMISSION

AFFORDABLE HOUSING PROGRAM MAXIMUM SUBSIDY AWARD INCREASE

Increase the maximum subsidy award for the Purchase Assistance and Homeowner Rehabilitation Programs for low-and-moderate income households from \$50,000 to \$70,000.

Schedule for Implementation: January 2023